

CHARTER TOWNSHIP OF ORION PLANNING COMMISSION

******* MINUTES *******

REGULAR MEETING, WEDNESDAY, AUGUST 21, 2019

The Charter Township of Orion Planning Commission held a regular meeting on Wednesday, August 21, 2019 at 7:00pm at the Orion Township Hall, 2525 Joslyn Road, Lake Orion, Michigan 48360.

PLANNING COMMISSION MEMBERS PRESENT:

John Steimel, BOT Rep to PC
Don Walker, PC Rep to ZBA
Scott Reynolds, Commissioner

Joe St. Henry, Secretary
Don Gross, Vice Chairman

PLANNING COMMISSION MEMBERS ABSENT:

Todd Garris, Commissioner
Justin Dunaskiss, Chairman

1. OPEN MEETING

Vice-Chairman Gross opened the meeting at 7:00pm

2. ROLL CALL

As noted

CONSULTANTS PRESENT:

Doug Lewan, (Township Planner) of Carlisle/Wortman Associates, Inc.
Mark Landis, of Orchard, Hiltz, and McCliment, Inc., Township Engineer
Tammy Girling, Township Planning & Zoning Director

OTHERS PRESENT:

Patrick McWilliams Debra Walton
Dan Schrader

3. MINUTES

- A. 8-07-19, Planning Commission Regular Meeting Minutes
- B. 8-07-19, PC-2019-33, Old Detroit Burger Bar Special Land Use Public Hearing Minutes

Moved by Trustee Steimel, seconded by Commissioner Reynolds, to **approve** the minutes as presented. **Motion carried**

4. AGENDA REVIEW AND APPROVAL

Commissioner Reynolds moved to remove item in New Business – 7. C. Planning Commission PC-2019-37, Oakland Business Park, Site Plan Amendment per the applicant's request.

Moved by Commissioner Reynolds, seconded by Trustee Steimel, to **approve** the agenda as amended. **Motion carried**

5. BRIEF PUBLIC COMMENT – NON-AGENDA ITEMS ONLY

None

6. CONSENT AGENDA

None

7. NEW BUSINESS

A. PC-2019-39, FedEx Site Plan Amendment for Parking Lot Improvements, located at 1601 Brown Rd. (parcel 09-34-300-030).

Mr. Patrick McWilliams from Kieft Engineering, presented.

Mr. McWilliams stated that this is all about making a connection between the existing larger parking lot and the smaller one-off Liberty Dr. They want to be able to park their trailers there and it gives them direct access without crossing through Consumers easement, direct access from the larger lot to the smaller lot and gives them 22 or 23 spaces. They are in the process at this time of working with Consumers, they must do some field location with them to verify the depths, that is in process.

Mr. Dan Schrader from Brandt Construction added that he believes that they have everything as far as paperwork and plans and documentation all taken care of. The last item that is left is getting the easement from Consumers. They have submitted all their paperwork to Consumers, they must process it, the utilities work at their own pace, but believes that it is the last piece of the puzzle to get all the proper documents to them.

Planner Lewan read his review dated August 16, 2019.

Engineer Landis read his site plan and engineering plan review dated August 5, 2019.

Mr. McWilliams commented on the impervious area in the Engineer's review. He felt that they could address it easy enough if they could get ahold the original plans and the calculations so he can analysis what is provided before detention wise and show that this small addition probably is not an issue.

Engineer Landis stated the he thought that he had sent the original plans to him the same day that they spoke; maybe they did not go through? He will resend them to him.

Mr. McWilliams questioned about the landscaping for the island. Do they need to request a waiver for that?

Planner Lewan noted that the Planning Commission can do that tonight. They do not have to formally request that.

Commissioner Reynolds said that the Fire Marshal had a request/asked if that the existing access would be maintained or could be maintained, from a fire/safety standpoint. They cannot require it, but they were requesting it.

Mr. Schrader replied that the original intent was to fence in the entire area to protect the trailers; if the Fire Department is requesting this, he will forward it on to the owner and have them consider it. It would be easier if they demanded that they put a gate in with a knox box to maintain that access for the Fire Department. Probably not talking about big dollars anyway.

Commissioner Reynolds stated that it was a question if it was considered yet or not, it has not been discussed yet.

Vice Chairman Gross noted that the drive is there.

Commissioner Reynolds said that he did not know if it was about maintaining a certain park count or the layout did not work but there is just a request from the Fire Marshal that it could be utilized in emergency situations and he would agree with that, it is another way to get at the site.

Mr. Schrader answered that he would have to look at how that drives comes in and how the parking spaces are going to be configured; because if you have a row of trailers blocking that

access then they will not be gaining anything. He would think that anything on fire they would be able to get from the cul-de-sac. He will forward it on to the owner. If the Fire Department would prefer that it have a gate their so they have access, he will see what they can do about it.

Vice Chairman Gross stated that it is just another safety measure.

Mr. Schrader said if it gets down to what the Fire Department is saying is that they want to have access and they want to have full access in that drive all the way into that parking lot then that is a bigger issue for FedEx because it will probably negate what they are trying to do back there as far as making spaces for more trailers.

Commissioner Reynolds noted that it is just a request, they said that they can not require it and there is not any code that does so he was just asking as a consideration if it was considered.

Mr. Schrader replied that they will consider it.

Vice Chairman Gross asked when this was originally installed was this proposed to be employee parking?

Mr. Schrader answered he thought so, he thinks that was the intent, it is set up for car greeters and automatic gates. There is one right across the street from that one as well.

Vice Chairman Gross questioned if anyone knew if it was required parking or if it was just overflow parking.

Planning & Zoning Director Girling replied that it came after the fact.

Vice Chairman Gross stated so this is not part of the required parking for the building.

Secretary St. Henry said that they needed additional employee parking, at the time.

Vice Chairman Gross asked so it was not required parking?

Secretary St. Henry replied no they just needed more parking for their employees.

Vice Chairman Gross questioned they are not using it now for employee parking?

Mr. Schrader answered no.

Vice Chairman Gross asked either lot?

Mr. Schrader replied no.

Mr. Schrader stated that he knew that one of their emphasis for doing this project is they are trying to bring in some new equipment to increase capacity at that facility. They have new equipment that they want to bring in and this was part of it, being able to have some more trailers. He thinks it is good, if what they are trying to do is still have more trailers but then they go out on the road and drive all the way around and come back around it is adding a lot of truck traffic to that road that is not necessary, they can do that from the back-side.

Commissioner Reynolds stated that they did do a site-walk and the biggest change is the removal of the landscape island; the backside of the facility is all storage of tracker-trailers, he

does not see much traffic being back there. There are no developments in Liberty Park currently.

Vice Chairman Gross said it makes sense to have access through the main site as opposed to driving all the way around it.

Moved by Commissioner Reynolds, seconded by Commissioner Walker, that the Planning Commission **grants** a waiver for PC-2019-39 FedEx Parking Lot Improvements site plan for their interior landscape area requirements based on the nature of the use of the parking lot being converted from its existing state to its proposed and existing exterior landscape being present and maintained on the site.

Roll call vote was as follows: Walker, yes; Reynolds, yes; St. Henry, yes; Steimel, yes; Gross, yes. **Motion carried 5-0**

Moved by Commissioner Reynolds, seconded by Commissioner Walker, that the Planning Commission **grants** site plan approval for PC-2019-39, FedEx Parking Lot Improvements site plan, located at 1601 Brown Rd. (parcel 09-34-300-030) for plans date stamped received 7/31/2019. This approval is based on the following conditions: a copy of the Consumer Energy approval of proposed crossing and pavement over the existing 22" gas main be provided; and addressing the OHM concern of providing additional calculations for storm detention as noted in their review along with adequate review from Carlisle Wortman for the photometrics on the site to adhere to our site lighting standards.

Discussion on the Motion:

Planning and Zoning Director Girling said that there was a revised plan that was received by both Planner Lewan and Engineer Landis that would not have been the one date stamped July 31st that addressed a number of the concerns, the ones that they had not address were the two he had listed so that would leave ourselves open for the plan that they have looked at, so if there is a way to add that to the Motion.

Commissioner Reynolds amended the motion, Commissioner Walker re-supported to add that the plans were date stamped received today August 21, 2019.

Roll call vote was as follows: Reynolds, yes; Walker, yes; Steimel, yes; St. Henry, yes; Gross, yes. **Motion carried 5-0**

B. PC-2019-40, Ka Ulu Ana, LLC Ordinance #154 Stacking application

Planning & Zoning Director Girling noted that this is a Stacking application within the Oakland Business Park. The location has already been approved so it meets all the criteria of Ordinance #154 for the distances and it is for a class "C" grower.

Vice Chairman Gross asked if there were any comments from the Planner or the Engineer. There was not.

Vice Chairman Gross asked if the Commissioners had any comments. There were not.

Moved by Trustee Steimel, seconded by Commissioner Reynolds, that the Planning Commission **approve** Ordinance #154 Stacking application for PC-2019-40, Ka Ulu Ana, LLC for a class "C" grower subject to the following conditions: that they demonstrate to the Township that Applicant meets all the rules and regulations of the State Medical Marihuana

Licensing Board; demonstrate to the Township that the Applicant meets all applicable Township Ordinances, including the continuing obligations of Ordinance #154; approval of the building plans and satisfactory compliance of all conditions by the Orion Township Building Department and Fire Department.

Roll call vote was as follows: St. Henry, yes; Walker, yes; Reynolds, yes; Steimel, yes; Gross, yes. **Motion carried 5-0**

8. UNFINISHED BUSINESS

None

9. PUBLIC COMMENTS

None

10. COMMUNICATIONS

None

11. COMMITTEE REPORTS

None

12. PUBLIC HEARINGS

Planning & Zoning Director Girling stated that there is a future public hearing on September 4th at 7:05PM for Firestone Complete Auto Care for a Conditional Rezone at the same location.

13. CHAIRMAN'S COMMENTS

None

14. COMMISSIONERS' COMMENTS

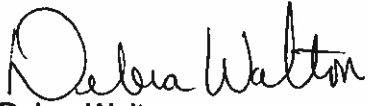
Commissioner Walker stated they are looking for someone to fill a spot on the Board at the Library and they need volunteers.

Trustee Steimel noted that he does not believe that the new Animal Hospital on Walden that the lighting meets the ordinance, the lights are angled out toward the road.

15. ADJOURNMENT

Moved by Commissioner Reynolds, seconded by Commissioner Walker to adjourn the meeting at 7:31pm. **Motion carried.**

Respectfully submitted,


Debra Walton
PC/ZBA Recording Secretary
Charter Township of Orion



Planning Commission Approval Date